

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr A Lagha	Proposed two storey side and single storey rear extension 41 Druids Lane, Walkers Heath, Birmingham, West Midlands, B14 5SR	11.08.2015	15/0494

Councillor Denaro has requested that this application be considered by Planning Committee rather than being determined under delegated powers.

RECOMMENDATION: That planning permission be **Refused**

Consultations

Wythall Parish Council Consulted
No comments received to date

Publicity

Two letters sent 27.07.2015 – expired 17.08.2015
No response received

Councillor Denaro

To allow the appreciation of the streetscene and the impact of the proposal.

Relevant Policies

Bromsgrove District Local Plan 2004 (BDLP):
S10 Extensions to Dwellings Outside the Green Belt
DS13 Sustainable Development

Others:

SPG1 Residential Design Guide
NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Relevant Planning History

No planning history

Assessment of Proposal

The property known as 41 Druids Lane, Birmingham is a detached property located in a residential area as defined in the Bromsgrove District Local Plan (BDLP). The property is one of 12 houses which are arranged in a run of identically designed properties.

The dwellings are unusual in their style with catslide roofs to the side and intricate detailing visible, with a stain-glassed 'porthole' window within the side wall of the property. All these properties have distinct character and their arrangement and form have a very strong presence in the immediate streetscene.

It is proposed to add a two storey side and single storey rear extension to provide additional living and bedroom space. The main considerations to be given to this proposal are the appropriateness of the extension and the impact on the streetscene in accordance with Policy DS13 and S10 of the Bromsgrove District Local Plan (2004).

Policy S10 of the Bromsgrove District Local Plan supports extensions to residential properties where a number of criteria are met, namely that the extensions are well related to the original building, will not have a detrimental effect on the streetscene or locality and where they would not result in a loss of amenity for occupiers of adjoining properties.

It is acknowledged that one of the 12 houses along this run of Druids Lane has been extended, however this was allowed under planning permission B19750/1990 which was before the introduction of our current policies previously mentioned in this report.

The Council's SPG1 Residential Design Guide advises that extensions should be set back from the front wall of the house, set down from the ridgeline of the existing house and should be set off the common boundary by 1 metre to avoid a terracing effect. The first floor extension would be set down from the ridge of the main roof of the house but it would not be set back from the principal elevation and the extension would not be set off the boundary. Furthermore, the proposal would lead to the loss of the gap between the dwellings and would disturb the pattern of development to the detriment of the streetscene.

On the basis of the above, the loss of the "catslide" feature would detract from the distinct character and design of the original dwelling. It would therefore represent an unacceptable form of development in this location and would not comply with Policy S10 of the Bromsgrove District Local Plan 2004 or the SPG1 Residential Design Guide. The NPPF advocates good design and I consider the scheme fails in this respect.

Other Matters

The Local Planning Authority are aware that the catslide element of this property has been neglected over years and is in poor structural condition. We have advised the applicant that this section of the house could be replaced or repaired without planning permission.

RECOMMENDATION: That planning permission be Refused

Reasons for Refusal

- 1) The proposed extension would detract from the distinct character and design of the original dwelling house through the loss of the "catslide" feature present on the dwellings that form this part of Druids Lane. Furthermore, the proposal would lead

to the loss of the gap between the dwellings and disturb the pattern of development to the detriment of the streetscene. It would therefore represent an unacceptable form of development in this location and would not comply with Policy S10 of the Bromsgrove District Local Plan 2004 (BDLP), the guidance contained in SPG1 Residential Design Guide and the provisions of the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

Case Officer: Mrs Sue Lattimer Tel: 01527 881336

Email: s.lattimer@bromsgrove.gov.uk